



PROCTORS

ESTATE AGENTS

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6 Park Lodge, Beardwood, BB2 7FN

£110,000

****To be sold with a sitting tenant**** A luxury apartment located on the first floor of an exclusive development of 18 units by Pringle Homes, situated in this sought after residential area of Beardwood, convenient for all local amenities but also all surrounding towns and the motorway network. The accommodation has the benefit of an open plan living area and fully fitted kitchen, one double bedroom and a four-piece bathroom. It is warmed by electric heating and has PVC double glazing. The block has disabled access and also has a lift which services all floors including the secured underground parking area.



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TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALLWAY

OPEN PLAN LOUNGE/KITCHEN

25' 6" x 10' 9" (7.77m x 3.28m) Electric heater, wall and base units, built in oven, hob & extractor, built in microwave, integral dishwasher, 1 and 1/2 stainless steel single drainer sink unit with mixer tap, 2 PVC double glazed windows

BEDROOM ONE

15' 9" x 8' 8" (4.8m x 2.64m) Electric heater, PVC double glazed window

FOUR-PIECE BATHROOM

Panelled bath with shower, shower cubical, wash basin, WC, electric heater

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.

